

M I N U T E S
SANDY CITY COUNCIL MEETING
Sandy City Hall - Council Chamber Room #211
10000 Centennial Parkway
Sandy, Utah 84070

MARCH 14, 2006

Meeting was commenced at 7:10 p.m.

PRESENT:

Council Members: Chairman Steve Fairbanks, Vice Chairman Linda Martinez Saville, Bryant Anderson, Scott Cowdell, Stephen Smith, and Dennis Tenney

Mayor: Tom Dolan

Others in Attendance: City Attorney Walter Miller; Community Development Director Mike Coulam; Deputy to the Mayor John Hiskey; Assistant CAO James Davidson; Council Office Director Phil Glenn; Council Office Manager Naleen Wright

ABSENT/EXCUSED:

Council Members: Chris McCandless (vacation); Dennis Tenney (Excused/NLC mtg.); and Stephen Smith (vacation); CAO Byron Jorgenson (surgery)

1. OPENING REMARKS/PRAYER/PLEDGE:

The Prayer was offered by Boy Scout Tanner Sorensen of Troop #6186, and the Pledge was led by Stephen Christensen, of Troop #1580.

2. CITIZEN(S) COMMENTS:

- a. **Pat Casaday**, Chairman of the Healthy Sandy Partnership, an organization that partners with the City to look after the health, safety and welfare of its residents, reported that next month the group's focus will be to study ways to curb underage drinking. A meeting has been scheduled on April 19, 2006, at the Salt Lake Christian Fellowship. Flyers are being prepared for distribution.

PUBLIC HEARING(S):

3. Hendrickson Rezoning

Public Hearing to consider a request of Mr. Marv Hendrickson to rezone approximately .21 acres from the PUD(8) "Planned Unit Development District" to the PO "Professional Office District". The property is located to the south of Fire Station #34, at approximately 10787 South 700 East. The proposed rezoning would help clean-up the zoning map and eliminate the existing PUD Zone; a remnant from the McDonald property rezoning to the south. No building is proposed at this time.

DISCUSSION: Community Development Director Mike Coulam reported that Mr. Marv Hendrickson has submitted a request to rezone approximately .21 acres from the PUD(8) "Planned Unit Development District" to the PO "Professional Office District". The subject property is located to the south of Sandy Fire Station #34 (approximately 10787 South 700 East.)

Adjacent properties to the west (across 700 East) of the subject property include a single-family subdivision, and a vacant property zoned Neighborhood Commercial. To the north is Sandy Fire Station #34, and to the east (across the Draper Irrigation Canal) is a single-family subdivision. To the south is the proposed Silver Sage Business Park.

The current zone allows residential development, which in Staff's opinion is probably not the best land use choice for the property. The subject property is small and isolated from nearby residential neighborhoods. A professional office use could create a buffer between the 700 East corridor and the residential properties to the east. The proposed PO Zone will be more consistent with the adjacent professional office use being proposed to the south. If the rezoning is approved, a shared access will be located between the subject parcel and the proposed professional office development.

Zoning the subject property to PO would not be introducing a new zone to the area, but would be an expansion of the existing PO Zone already established in that area. It is not likely that this parcel will be developed into residential uses.

The uses listed in the PO Zone could be very compatible with the single-family residential to the east. Staff feel that any development being proposed at the subject location must be developed under the same or similar design concept as that of the overall area, ensuring compatibility with the surrounding area.

Consideration regarding any development on this property should take into account the following issues as part of the site plan review process.

- a. Access and parking
- b. Project compatibility
- c. Landscaping and buffering
- d. Setbacks
- e. Power line burial issue
- f. Signage and lighting

STAFF RECOMMENDATION

Staff recommend that approximately .21 acres located at approximately 10787 South 700 East be rezoned from the PUD(8) "Planned Unit Development District" to the PO "Professional Office District" based upon the following findings:

- 1. The rezoning is in compliance with the Sandy City General Plan and Land Development Code.***
- 2. The expansion of the PO Zone designation at the proposed location would be consistent with the zoning of adjacent parcels in the area.***
- 3. The proposed PO Zone will help create a buffer between the 700 East corridor and the residential properties to the east.***
- 4. Development at the subject location can be compatible with the surrounding area.***

Council Discussion:

Scott Cowdell noted that this parcel was considered for a rezoning, several years ago, for condos. He asked if the canal would be covered as part of any development that took place.

Mike Coulam indicated that Ross Mc Donald was once interested in doing condos, but has since sold to a group that wants to the Professional Office Zone. They won't be covering the canal, but it will be fenced.

Scott Cowdell commented that this canal has been problematic in the past.

Mike Coulam responded that there will be no basements, so the canal should not be an issue.

MOTION: **Scott Cowdell made the motion that documents be prepared to rezone approximately .21 acres from the PUD(8) "Planned Unit Development District" to the PO "Professional Office District".**

SECOND: **Linda Martinez Saville**

VOTE: **Cowdell- Yes, Saville- Yes, Tenney- Absent, Smith- Absent, McCandless- Absent, Anderson- Yes, Fairbanks- Yes**

MOTION PASSED
4 in favor

COUNCIL ITEMS:

- 5. Meeting Cancellation: March 21, 2006**
Resolution #06 -16 C - canceling the March 21, 2006 City Council Meeting.

MOTION: Bryant Anderson made the motion to adopt Resolution #06 -16 C - canceling the March 21, 2006, City Council Meeting, so the Council will have an opportunity to attend caucus meetings.

SECOND: Scott Cowdell

VOTE: The Council voted verbally and unanimously in the affirmative.

MOTION PASSED

MINUTES:

5. Approving the February 28, 2006 City Council Meeting Minutes.

MOTION: Scott Cowdell made the motion to adopt the February 28, 2006 City Council Meeting Minutes as presented.

SECOND: Bryant Anderson

VOTE: The Council voted verbally and unanimously in the affirmative.
All in favor

6. MAYOR'S REPORT:

a. Provided on the tour bus.

7. CAO'S REPORT:

a. Provided on the tour bus.

8. COUNCIL OFFICE DIRECTOR'S REPORT:

a. **Phil Glenn** advised the Council that they would be receiving new "homework" to complete the Goal & Focus forms they have been working on this Friday. He stated that there would be new definitions provided to better explain long and short-term goals. He passed out the Council's calendar, and requested confirmation from those member of the Council who wished to attend the Utah League of Cities Meeting to be held in St. George, Utah on April 6th and 7th. **Scott Cowdell** and **Linda Martinez Saville** were a definite "no." **Bryant Anderson** had not yet decided.

9. OTHER COUNCIL BUSINESS:

a. **Scott Cowdell** asked the Administration if they would get with the representatives of the Living Aquarium and request that they make a list of specific items they want the City to consider funding.

Mayor Dolan said he would have his staff follow-up on Mr. Cowdell's request.

Bryant Anderson commented that from his meetings with representatives of the Living Aquarium, he believed they would really like to relocate to Sandy. He was hopeful that some arrangement could be worked out to ensure that they will come.

b. **Linda Martinez Saville** noted that the **Department Briefs** included a statement that graffiti was, once again, becoming a problem in the City. She asked for an update.

Mayor Dolan reported that there has been an increase in graffiti throughout the valley. Sandy has made two arrests.

James Davidson stated that the Police Department is trying to determine whether this is simple graffiti, or if it is gang related. Jordan School District has been hit hard in the Cottonwood Heights area. There is a great concern that there is a gang component involved in this graffiti.

- c. **Linda Martinez Saville** reported that she had a minor gang related incident at the Boys & Girls Club. The youth involved had been kicked out of a school. She asked if the Emergency Management classes contained a section on what to do with animals in a disaster.

James Davidson reported that a local emergency planning meeting is held every month. Most recently, the class did deal with animals and their care during an emergency. He indicated that the public is welcomed to attend these meetings. Reporters for the ***Sandy Journal*** place an article in their paper each month extending an invitation to the public to join these monthly emergency planning meetings, which are held in the evening.

At approximately 7:25 p.m., **Scott Cowdell** made a motion to adjourn Council Meeting, motion seconded by **Linda Martinez Saville**.

The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

Steve Fairbanks
Council Chairman

Naleen Wright
Council Office Manager